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**COLLEGEDALE MUNICIPAL PLANNING COMMISSION**

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**AGENDA  
FOR THE MEETING OF  
March 14, 2011  
6:00 P.M.**

- A. CALL TO ORDER**
- B. INVOCATION**
- C. ROLL CALL**
- D. READING AND APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**
- E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION**
- F. REPORTS OF OFFICERS, COMMITTEES, AND STAFF**
  - 1. Staff Activities Report
- G. OLD BUSINESS**
  - 1. Any Properly Presented Old Business
- H. NEW BUSINESS**
  - 1. Rezoning Request on Little Debbie Parkway – C-2 to R-3 (131-096.10)
  - 2. Amendment to the Commercial Design Standards Ordinance
  - 3. Any Properly Presented New Business
- I. ADJOURNMENT**

**NEXT REGULARLY SCHEDULED MEETING: April 11, 2011, at 6:00 p.m.**  
Staff Work Session: March 29, 2011, at 2:00 p.m.

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## COLLEGEDALE MUNICIPAL PLANNING COMMISSION

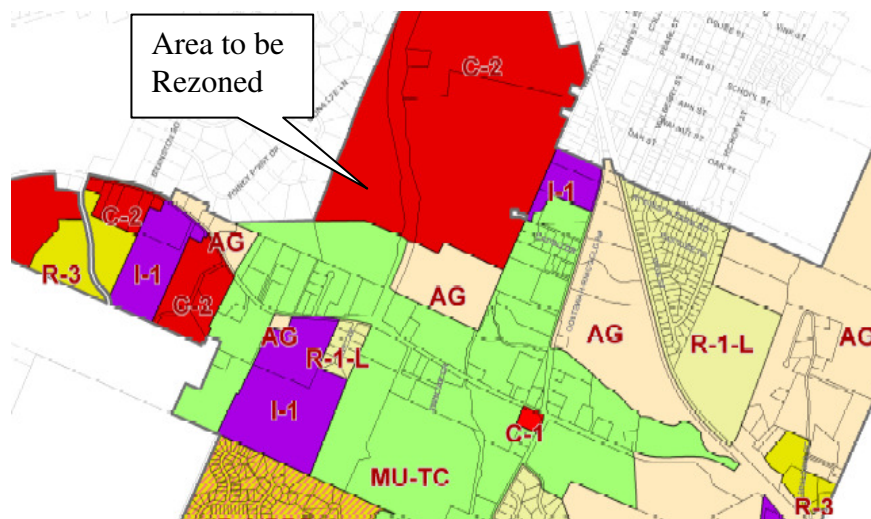
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### Agenda Summary March 14, 2011

#### H. NEW BUSINESS

##### **1. Rezoning Request on Little Debbie Parkway – C-2 to R-3 (131-096.10)**

Integra Land Company of Lake Mary, Florida, has submitted a rezoning request for property located on Little Debbie Parkway. The parcel in consideration is Hamilton County Tax Map 131 Parcel 096.10, which is 35.44 acres. The property is presently owned by James Rogers of 7111 Snow Hill Road in Ooltewah. Integra Land Company is requesting the rezoning to utilize approximately 18.5± acres to build apartments. Adjacent zoning districts are C-2 Shopping Center Commercial District and MU-TC Mixed Use Town Center. Tennessee Courts have held that this type of rezoning would be considered “spot zoning” because it is out of harmony and in conflict with the comprehensive zoning ordinance (See Attorney General Opinion 04-137 dated August 24, 2004). Mike Price of MAP Engineering is the local engineering firm working on the project. According to Mr. Price, R-3 zoning was being requested because it allows for a higher density per acre. In speaking with Mr. Price about the issue of “spot zoning”, he indicated that they may change the rezoning request to MU-TC. However, the developers are not satisfied with the density allowed in the MU-TC district because it will eliminate 51 apartment units according to Mr. Price. They plan to ask for the density of the MU-TC district to be increased to that of the R-3 district.



##### **2. Amendment to the Commercial Design Standards Ordinance**

Last month an amendment was passed by the Planning Commission that would add a definition for multi-family residential and improve on the section on applicability to specifically mention multi-family residential. Since that time, Staff has determined

that it is in the best interest of the City to revise sections throughout the entire Commercial Design Standards ordinance to clarify which sections will apply to multi-family residential uses. Not everything in the ordinance is compatible with residential uses. City Planning Staff and the State Planner will be meeting on March 10, 2011, at 2:00 p.m. to discuss how the ordinance can be amended to better integrate multi-family. An ordinance should be ready for the PC meeting.



**STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
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CHATTANOOGA, TENNESSEE 37402  
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**MEMORANDUM**

TO: Members of the Collegedale Municipal Planning Commission

FROM: Chad Reese, Staff Planner

DATE: March 8, 2011

SUBJECT: Staff Activity Report

During the time since our last meeting Planning Commission Meeting, Staff has been involved in the following activities on behalf of the Collegedale Municipal Planning Commission:

- Attended the Collegedale Work Session on March 2<sup>nd</sup> and March 10<sup>th</sup>, to discuss agenda items as well as other projects that are not yet ready for Planning Commission review.
- Staff prepared the agenda packet for the March 2011, Planning Commission Meeting.

**Planned Projects:**

- Research possibilities for controlling steep slope developments.
- Review alternative standards for flag lots with City Staff.
- Review a proposed section on the suitability of development with City Staff.

**Projects in Progress:**

- Prepared a Land Use Plan Outline.
- Reviewed land use data to prepare a city-wide Land Use Map
- Prepared amendments to the zoning ordinance to incorporate new signage requirements and to the commercial design guidelines to change the section on applicability.
- Reviewed rezoning request for property on Little Debbie Parkway.